



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of Nov. 14, 2023
Second Reading for the City Council Meeting of Nov. 28, 2023

DATE: November 14, 2023

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Development Services Department
Alraymond@cctexas.com
(361) 826-3275

**Rezoning for a property at or near
1621 Rand Morgan Road**

CAPTION:

Zoning Case No. 1023-01, MPM Development LP (District 1). Ordinance rezoning a property at or near 1621 Rand Morgan Road from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow for a denser residential subdivision development.

BACKGROUND AND FINDINGS:

The subject property is a 20.26-acre, undeveloped and vacant tract located south of Leopard Street and Tuloso-Midway Intermediate School, and along the west side of Rand Morgan Road. It is also approximately 6 miles northwest of the Corpus Christi International Airport.

The subject parcel is bounded to the north by a medium-density residential subdivision, Northwest Crossing Unit 8, zoned “RS-4.5” Single-Family 4.5 District. To the east of the subject property is the Northwest Crossing Church Tract which hosts Bible Believers Baptist Church, a public/semi-public use, zoned “RS-6” Single-Family 6 District. Rand Morgan Road, a substandard A2 class arterial also abuts the subject property to the west. West of Morgan Road are a commercial use (an auto shop), and an agricultural use, zoned “CG-1” General Commercial and “RS-6” Single-Family 6 District. The host parcel to the south and other properties to the west are also undeveloped, vacant, and zoned “RS-6” with a common drainage corridor.

The community south of Leopard Street, west of Rand Morgan Road, and east of Violet Road was primarily a large “RS-6” Single-Family 6 District and persists as one. The east

side of Rand Morgan Road is characterized by a haphazard mixture of incompatible uses. The west side of Rand Morgan Road is characterized by medium-density residential subdivisions that were part of several zoning amendments from the “RS-6” Single-Family 6 District of origin to the “RS-4.5” Single-Family 4.5 District.

The applicant is requesting a change of zoning to accommodate a denser single-family residential development with a gross density of 9.68 units per acre instead of the 7.26 units per acre allowed by the “RS-6” Single-Family 6 District. The proposed subdivision, Royal Oak South, shows the provision of access along Morgan Road at two points; Geralt Drive and Northwest Crossing Unit 8’s Sedalia Trail.

The “RS-4.5” Single-Family 4.5 zoning district provides for residential development and redevelopment at a higher density than the other residential zoning districts. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

The proposed rezoning is consistent with many elements of Plan CC (The City of Corpus Christi Comprehensive Plan) and the FLUM’s (Future Land Use Map) designation of Medium-Density Residential.

Public Input Process

Number of Notices Mailed: 61 within 200-foot notification area, 2 outside notification area

As of November 10, 2023:

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0% of the 200-foot notification area is in opposition.

ALTERNATIVES:

Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission and Staff recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District on October 4, 2023.

Vote Results

For: 7

Against: 0

Absent: 0

Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report